

061.A

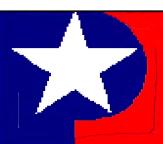
0009

0012.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
267,400 / 267,400
267,400 / 267,400
267,400 / 267,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: 112

Owner 1: FLEMING ELLEN T

Owner 2:

Owner 3:

Street 1: 9 COLONIAL VILLAGE DR #12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BARR RICHARD -

Owner 2: -

Street 1: 180 MIDDLESEX AVENUE

Twn/City: WILMINGTON

St/Prov: MA Cntry

Postal: 01887

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 660 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	267,400			267,400			127963
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/25/17		

PREVIOUS ASSESSMENT								Parcel ID	061.A-0009-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,400	0	.	.	267,400		Year end	12/23/2021
2021	102	FV	263,600	0	.	.	263,600		Year End Roll	12/10/2020
2020	102	FV	256,100	0	.	.	256,100	256,100	Year End Roll	12/18/2019
2019	102	FV	233,500	0	.	.	233,500	233,500	Year End Roll	1/3/2019
2018	102	FV	192,900	0	.	.	192,900	192,900	Year End Roll	12/20/2017
2017	102	FV	179,300	0	.	.	179,300	179,300	Year End Roll	1/3/2017
2016	102	FV	175,700	0	.	.	175,700	175,700	Year End	1/4/2016
2015	102	FV	154,400	0	.	.	154,400	154,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARR RICHARD		43727-377		9/16/2004		174,000	No	No		
		19047-375		5/1/1988		111,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/7/2017	1481	Redo Kit	16,500	C					10/25/2017	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 9.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 7	- Brick			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: 3RD - 3RD FLOOR				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDO INFORMATION				Lvl 2									
Year Blt: 1962	Eff Yr Blt:			Location: F	- Front			Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor			Totals				RMs: 4	BRs: 2	Baths: 1	HB		
Const Mod:				% Own: 0.657700002													
Lump Sum Adj:				Name: 9 - 6021													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	- Average			30. %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wal 2	- Plaster			Functional:					Interior:	1	4	2	0				
Sec Int Wall:				Economic:					Additions:								
Partition: T	- Typical			Special:					Kitchen:								
Prim Floors: 4	- Carpet			Override:					Baths:								
Sec Floors:				Total:	30.6 %				Plumbing:								
Bsmnt Flr:				CALC SUMMARY					Electric:								
Subfloor:				Basic \$ / SQ: 325.00					Heating:								
Bsmnt Gar:				Size Adj: 1.40909100					General:								
Electric: 3	- Typical			Const Adj: 1.16654992													
Insulation: 2	- Typical			Adj \$ / SQ: 534.227													
Int vs Ext: S				Other Features: 32731													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 385321													
% Com Wal	% Sprinkled			Depreciation: 117908					Juris. Factor:		Before Depr:	534.23					
				Depreciated Total: 267413					Special Features: 0		Val/Su Net:	405.15					
									Final Total: 267400		Val/Su SzAd:	405.15					
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 061.A-0009-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	